



55 West Road, Oakham, LE15 6LT

 **NEWTON FALLOWELL**

 4    2    2

## Key Features

- Detached Victorian Family Home
- Four Bedrooms
- Two Reception Rooms
- Period Features
- Two Shower Rooms
- Outbuildings Suitable For Conversion
- Stunning Large Established Rear Garden
- Easy Access To The Town Centre & Train Station
- EPC Rating D
- Freehold

Guide Price £450,000 - £475,000





This stunning property oozes period charm. Standing on the popular West Road and offering easy access to the town centre & train station, it features two spacious reception rooms, two bathrooms, and a very large established rear garden with outbuildings - an exceptionally attractive space that is rare to find within such close proximity to the historic town centre. The accommodation briefly comprises a living room, sitting room, kitchen/diner, utility/W.C., four bedrooms and two shower rooms. CALL TO VIEW!

Entering via the front door leads into an entrance hall that offers a versatile cupboard for coats & shoes and flows through to the living room. The spacious living room is positioned to the front of the property and boasts a log burner, inset storage alcoves, herringbone oak wood style flooring, inset ceiling spotlights, and doors to the sitting room and utility/W.C. The kitchen/dining area is open plan to the living room, creating an amazing family space. It features gloss white floor-to-ceiling units, worktops with metro-style splashbacks, an integrated dishwasher, space for a fridge freezer, Rangemaster style oven inset to an alcove with metro-style tiling, herringbone oak flooring and a box sash window to the rear aspect.

Positioned adjacent to the living room is a sitting room that offers a feature fireplace with a tiled base, inset ceiling spotlights, and box sash windows to the front and rear aspects. Completing the downstairs accommodation is the useful utility room & W.C. that features a worktop with an inset hand basin and tiled splashback, space, and plumbing for a washing machine, close coupled W.C. with half and full flush, and a window to the rear aspect.

Upstairs, the property offers three double bedrooms and one single bedroom. The light and airy bedroom

one is located to the rear of the property and features dual aspect views via the two box sash windows and a wooden floor. Bedrooms two, three, and four are all located to the front of the property and offer a view to the front aspect, two boast an original fireplace. Completing the upstairs accommodation are the two shower rooms. The first is on a staggered landing and offers a fully tiled double shower with stainless steel fittings, a pedestal wash hand basin, close coupled W.C., wood panelling to the walls, and a window to the rear aspect. The larger second shower room features a large corner shower, heated towel rail close, coupled W.C. with half and full flush, a pedestal wash hand basin, a tiled floor, and a window to the rear aspect.

Externally, the property offers a large established rear garden that is split into two sections. The first section is majority block paved and features a large seating area suitable for entertaining and an outbuilding and garden store that would be suitable for a multitude of uses or conversions (STP). There is a raised ornate wooden pergola complete with Roman-style pillars that features a border of mature plants, shrubs, and trees that flows through to the second section of the garden. The second section offers lawn, fruit tree and planting areas with a good selection of mature plants & shrubs and also boasts raised wooden planters and a wooden storage shed.

Combining modern living and traditional period charm as well as exceptional outdoor space all within a short walk of Oakham town centre, this property is a rare find.





### Room Measurements

Entrance Hall 1.53m x 1.84m (5'0" x 6'0")

Lounge 3.63m x 5.01m (11'11" x 16'5")

Dining Room 4.39m x 5m (14'5" x 16'5")

Kitchen 3.83m x 5.39m (12'7" x 17'8")

WC 0.79m x 2.37m (2'7" x 7'10")

Utility Room 1.38m x 2.42m (4'6" x 7'11")

Store Room 2m x 6m (6'7" x 19'8")

Bedroom One 3.73m x 5.32m (12'2" x 17'6")

Bedroom Two 2.71m x 5.03m (8'11" x 16'6")

Bedroom Three 3m x 3.39m (9'10" x 11'1")

Bedroom Four 2.04m x 3.99m (6'8" x 13'1")

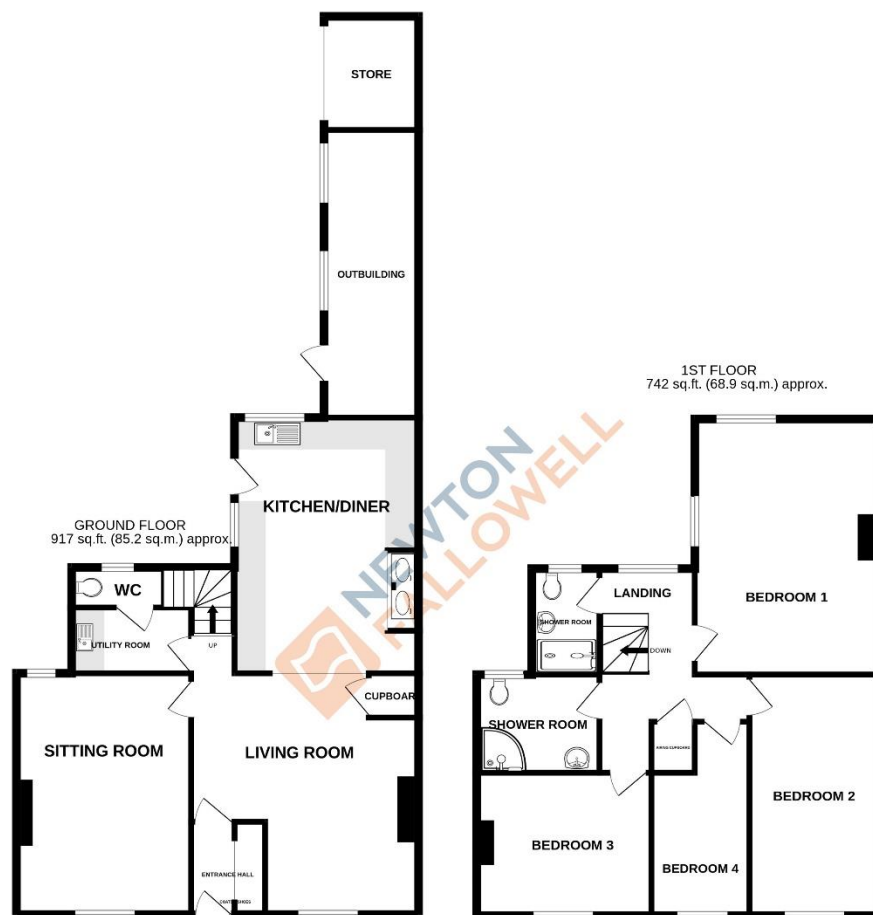
Bathroom 1.58m x 2.14m (5'2" x 7'0")

Shower Room 1.39m x 2.23m (4'7" x 7'4")





LIVE  
LAUGH  
LOVE



WEST ROAD, OAKHAM, LE15 6LT

TOTAL FLOOR AREA: 1659 sq.ft. (154.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.